

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0064E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- All dumpsters and service structures are to be screened per Chapter 10.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- Mitigation measures for dust control shall be in place during operating and non-operating hours to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- There should be no increase in drainage runoff to Blankenbaker Parkway Right of Way. Calculations will be required for any runoff to the state right of way.
- There should be no commercial signs on the Blankenbaker Parkway right of way.
- There should be no landscaping in the Blankenbaker Parkway right of way without an encroachment permit.
- Site lighting should not shine in the eyes of Blankenbaker Parkway drivers. If it does, it should be re-aimed, shielded or turned off.
- there shall be no new access to KY 913.
- Tract 2 Hours of Operation: 8:00 AM to 6:00 PM, Monday thru Sunday (Winter).
8:00 AM to 9:00 PM, Monday thru Sunday (Summer).
- Sanitary Sewer Service will not be required for Tract 1 or Tract 2.
- Mosquito control shall be provided in accordance with Chapter 96 of the Louisville Jefferson County Metro Government Ordinance.
- Louisville Metro Health Department approval is required.
- Increased storm water runoff compensation shall be purchased prior to construction plan approval.
- Dedication of an off site 15' Sewer & Drainage Easement along the north property line of 11651 Blankenbaker Access Drive will be required prior to MSD granting construction plan approval.
- There shall be no new access to Blankenbaker Access Drive or Blankenbaker Parkway. Existing access to Blankenbaker Access Drive to remain as shown.
- Construction plans, bond encroachment permit will be required by KTC and Metro Public Works prior to construction approval.
- A Deed of Consolidation will be recorded prior to Construction Plan approval to create Tracts 1 and Tract 2.
- The subject sites' properties are located in Jefferson County and are not within the jurisdiction of the City of Jefferson County.
- Vehicle Cleaning Methods for Section 4.2.50.B
A. A water tank and pressure washer are onsite at all times to clean mud off of the trucks when necessary.
B. A street sweeper is kept onsite at all times and is used regularly to clean the subject site to prevent the tracking of dirt, mud and debris to a public right-of-way.
C. Visual assessment is made on a regular basis by the owner or operations manager to determine when the above methods are to be employed.

CONDITIONAL USE PERMIT TRACT 2

1. A CONDITIONAL USE PERMIT IS REQUESTED BY SECTION 4.2.50 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE FOR OUTDOOR RECYCLING OF WOODY PLANT DEBRIS AND COMPOSTING OF WOODY PLANT MATERIAL.

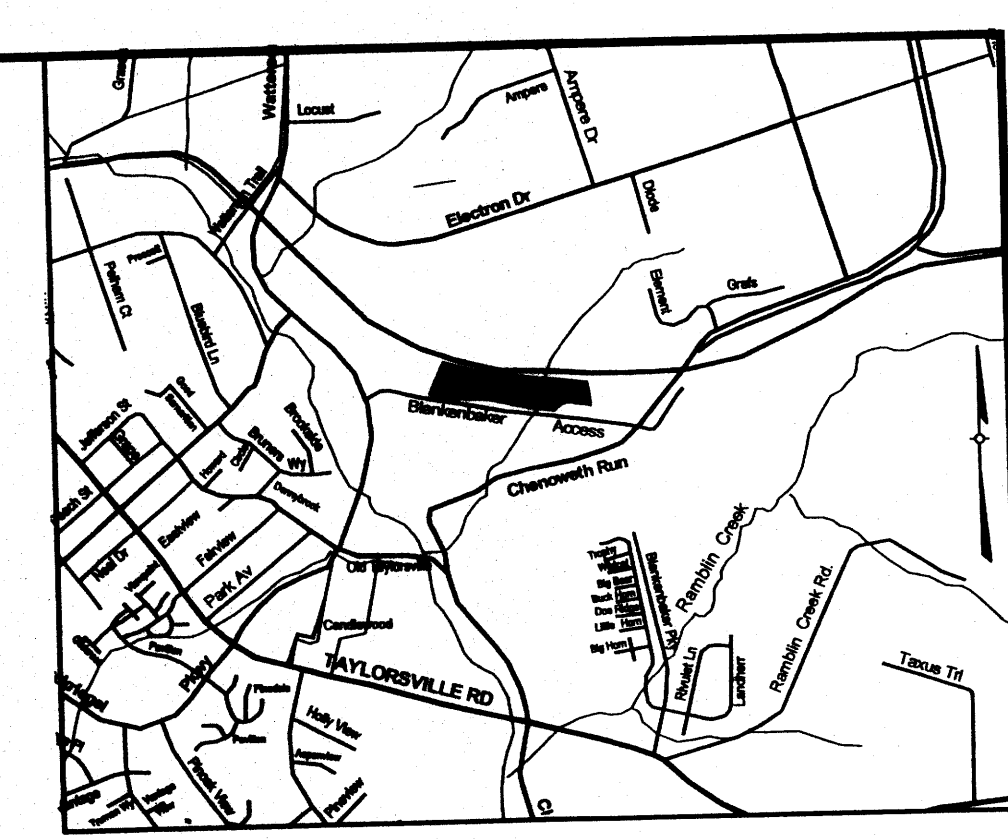
CONDITIONAL USE PERMIT REQUIREMENTS RELIEF

1. RELIEF IS REQUESTED FROM SECTION 4.2.50.E.4.b OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE TRACT 2 CUP OUTDOOR RECYCLING WORK AND STORAGE AREAS TO BE LOCATED LESS THAN 100 FT. FROM THE EXISTING PROPERTY LINES AND SECTION 4.2.50.E.1.b TO ALLOW THE COMPOSTING OPERATION TO BE LOCATED LESS THAN 50 FT FROM THE SITE BOUNDARY.

2. RELIEF IS REQUESTED FROM SECTION 4.2.50.E.1.c OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE ADDITIONAL LANDSCAPING BETWEEN THE COMPOSTING OPERATION AND THE ADJOINING NON-INDUSTRIAL USES ON TRACT 1 AND 2 PLEASE SEE LANDSCAPE WAIVERS 2 AND 3. RELIEF IS REQUESTED FROM SECTION 4.2.50.E.4.c TO NOT PROVIDE LANDSCAPING BETWEEN THE EXISTING PROPERTY LINES AND ALL OUTDOOR RECYCLING WORK AND STORAGE AREAS AS DESCRIBED IN CHAPTER 10. PLEASE SEE LANDSCAPE WAIVER 1.

WAIVER TRACT 2

- A LANDSCAPE WAIVER IS REQUESTED FROM SECTION 10.2.9 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ELIMINATE THE 15' LANDSCAPE BUFFER AREA ADJACENT TO THE TRACT 2 FRONT AND STREET SIDE PROPERTY LINES.
- A LANDSCAPE WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ELIMINATE THE 10' LANDSCAPE BUFFER AREA & LANDSCAPING BETWEEN THE C-M & M-3 ON TRACT 2.
- A LANDSCAPE WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ELIMINATE THE 10' LANDSCAPE BUFFER AREA & LANDSCAPING BETWEEN TRACT 1 AND TRACT 2.
- WAIVERS ARE REQUESTED FROM THE OUTDOOR SALES AND DISPLAY STANDARDS SECTION 4.4.8.1.a TO ALLOW THE OUTDOOR SALES AND DISPLAY AREA TO EXCEED 800 S.F. AND 4.4.8.1.b TO ALLOW DISPLAYED ITEMS EXCEED 5 FT IN HEIGHT AND TO NOT BE SCREENED FROM THE PUBLIC RIGHT-OF-WAYS.
- A WAIVER IS REQUESTED FROM OUTDOOR STORAGE STANDARDS SECTION 4.4.8.2.c TO WAIVE THE SCREENING OF THE OUTDOOR STORAGE FROM VIEW OF ANY ADJUTING PROPERTIES.
- A WAIVER IS REQUESTED FROM SECTION 6.2.6 TABLE 6.2.1 TO WAIVE SIDEWALKS ALONG BLANKENBAKER ACCESS DRIVE AND BLANKENBAKER PARKWAY.



LOCATION MAP

NOT TO SCALE

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENT OF THIS DISTRICT DEVELOPMENT PLAN.

TRACT 1 SITE DATA

TOTAL SITE AREA = 15± Ac.
EXISTING ZONING = R-4
PROPOSED ZONING = C-M
FORM DISTRICT = SUBURBAN WORKPLACE
EXISTING USE = VACANT
PROPOSED USE = MINI STORAGE FACILITY
BUILDING AREA = 18,320
BUILDING HEIGHT = 15 FT.
F.A.R. = 0.3
PARKING = N/A
PARKING REQUIRED/PROVIDED = N/A
THERE IS NO OFFICE OR EMPLOYEES ASSOCIATED WITH THE PROPOSED OPERATION
TOTAL VEHICULAR USE AREA = 18,283 S.F.
INTERIOR LANDSCAPE AREA REQ'D = NA PER 10.2.11

TRACT 2 SITE DATA

TOTAL SITE AREA = 1.3± Ac.
EXISTING FORM DISTRICT TO REMAIN = SUBURBAN WORKPLACE
EXISTING ZONING = R-4
EXISTING USE = VACANT
PROPOSED ZONINGS AND USES = M-3 (C.U.P.) 0.9± Ac. OUTDOOR RECYCLING OF WOODY PLANT DEBRIS AND COMPOSTING OF WOODY PLANT MATERIAL
C-M 0.4± Ac. MULCH SALES
= NO STRUCTURES ARE PROPOSED
PROPOSED BUILDING AREA = N/A
PARKING = N/A BECAUSE THERE IS NO OFFICE OR ONSITE EMPLOYEES ASSOCIATED FOR THE PROPOSED DEVELOPMENT.
EX. VEHICULAR USE AREA = 15,603 SF
PROPOSED VEHICULAR USE AREA = 46,303 SF (INCLUDES EXISTING)
INTERIOR LANDSCAPE AREA = N/A PER SECTION 10.2.11

APPROVAL

Condition of Approval:

Development Review 2/24/10
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TREE CANOPY REQUIREMENTS TRACT 1

TOTAL SITE AREA = 63,218 S.F.
TREES TO BE PRESERVED = 0% (0 S.F.)
TREES CANOPY REQUIRED = 20% (12,643 S.F.)
TREES CANOPY PROVIDED = 20% (15,120 S.F.)
21 TYPE A TREES 2" CAL (720 S.F. CREDIT) = 15,120 S.F.

TREE CANOPY REQUIREMENTS TRACT 2

TOTAL SITE AREA = 56,043 S.F.
TREES TO BE PRESERVED = 7% (4000 S.F.)
TREES CANOPY REQUIRED = 18% (10,088 S.F.)
TREES CANOPY PROVIDED = 19% (10,720 S.F.)
7 TYPE A STREET TREES 2" CAL (960 S.F. CREDIT) = 6,720 S.F.

FEB 22 2010

PLANNING & DESIGN SERVICES

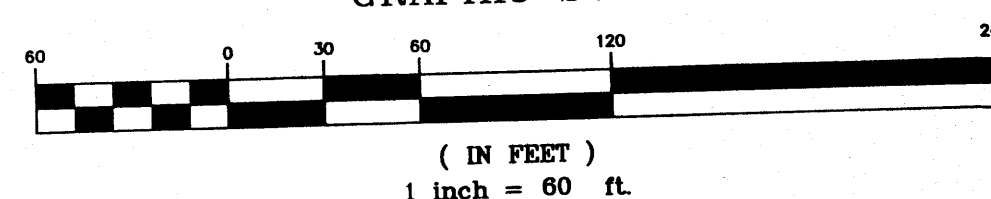
W.M. #9375

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: No gate in right of way

BY: [Signature]
DATE: 02/24/10
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GRAPHIC SCALE



OWNER:
EDEN APARTMENT FAMILY
4801 FERN VALLEY ROAD
LOUISVILLE, KY. 40219

SITE ADDRESS:
11661 BLANKENBAKER ACCESS DRIVE
TAX BLOCK 046, LOT 445
D.B. 8992, PG. 145

OWNER:
EDEN APARTMENTS FAMILY
4901 FERN VALLEY ROAD
LOUISVILLE, KY. 40219

SITE ADDRESS:
11671 BLANKENBAKER ACCESS DRIVE
TAX BLOCK 046, LOT 464.
D.B. 8992, PG. 145

OWNER:
EDEN APARTMENTS FAMILY
4901 FERN VALLEY ROAD
LOUISVILLE, KY. 40219

SITE ADDRESS:
11681 BLANKENBAKER ACCESS DRIVE
TAX BLOCK 046, LOT 465
D.B. 8992, PG. 145

REVISIONS		COMMISSION		PROJECT DATA		APPROVAL	
BY	DESCRIPTION	DATE	NO.	FILE NAME	SCALE	CHECKED BY	DRAWN BY
				06034-DDP	AS SHOWN	AER	JH

DETAILED DISTRICT DEVELOPMENT PLAN		DEVELOPER	
JOB NO.	06034	DEVELOPER	GRASSHOPPERS LAWN & LANDSCAPING INC.
SHEET	1 OF 1	ADDRESS	11661, 11671 and 11681 BLANKENBAKER ACCESS DRIVE
		CONTACT	Grasshoppers Lawn & Landscaping Inc. P.O. Box 99902 Louisville, KY 40269 (502) 266-6312

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